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TRANSFER  
TAX  
PAID

WARRANTY DEED

We, **DENNIS P. RATNER** and **ROBERTA S. RATNER**, husband and wife and both residents of Waterville, Maine **002187**

grant to **GLORIA J. RODRIGUE**, of Waterville, in the County of Kennebec and the State of Maine, whose mailing address is 67 High Street, Waterville, ME 04901

with **WARRANTY COVENANTS**:

Certain lots or parcels of land situated on Johnson Heights in **WATERVILLE**, County of Kennebec, State of Maine, bounded and described as follows, to wit:

**Lot No. 45**, as shown on a plan of Johnson Heights made by Harry E. Green, dated April 10, 1947 and recorded in Kennebec Registry of Deeds Plan Book 15 Page 50.

Also another strip of land lying next westerly to the above referred to Lot No. 45, and bounded and described as follows, to wit: Starting at the southwest corner of Lot No. 45, as shown on the above referred to plan recorded in Kennebec registry of Deeds Plan Book 15 Page 50; thence to the west along the northerly line of Lot No. 47 as shown on said plan, a distance of twenty (20) feet to a point; thence at right angles to the north a distance of one hundred (100) feet to the northerly line of said Lot No. 47; thence to the east along the northerly line of said Lot No. 47 a distance of twenty (20) feet to the northwest corner of said Lot No. 45; thence to the south along the west line of said Lot No. 45 a distance of one hundred (100) feet to the point of beginning. Said last described parcel is a portion of Lot No. 47 as shown on the above referred to plan.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than six (6) feet from any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand dollars (\$15,000.00). The garage unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Meaning and intending to convey the same premises described in a warranty deed from Thomas W. Tilton and Kristin P. Tilton to Dennis P. Ratner and Roberta S. Ratner dated July 23, 1993 and recorded July 26, 1993 in said Registry Book 4446 Page 222 conveyed to the herein mortgagors of even date.

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WITNESS our hands and seals this 23<sup>RD</sup> day of  
JANUARY 2004.

<u>Tracy Warner</u> Witness	<u>Dennis P. Ratner</u> Dennis P. Ratner
<u>Tracy Warner</u> Witness	<u>Roberta S. Ratner</u> Roberta S. Ratner

STATE OF MAINE, Kennebec, ss. 1/23, 2004

Then personally appeared the above named and Dennis P. Ratner and Roberta S. Ratner and acknowledged the foregoing instrument to be their free act and deed.  
Before me,

Tracy Warner  
Notary Public (Print Name)  
TRACY L. WARREN  
Notary Public, Maine  
My Commission Expires January 18, 2009

